

**CITY OF FORT LAUDERDALE
BOARD OF ADJUSTMENT
TUESDAY, NOVEMBER 10, 2015**

AGENDA RESULTS

PLACE OF MEETING: City Hall, City Commission Chambers
100 North Andrews Avenue
Fort Lauderdale, FL 33301

TIME OF MEETING: 6:30 P.M.

Purpose: The Board of Adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The Board of Adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**
- III. PUBLIC SIGN-IN / SWEARING-IN**
- IV. AGENDA ITEMS:**

1. **Case Number:** B15019
 Owner: GDC Broward RB, LLC
 Agent: Marinelly Frias
 Legal: RIVERBEND MARKETPLACE 181-111 B TRACT A
 Zoning: B-1 (Boulevard Business)
 Address: 2500 West Broward Blvd.
 Commission District: 3
 Appealing: **Section 47-22.3.P (Shopping center or strip store signs.)**
 Requesting a variance to permit additional signage consisting of one wall mounted directional sign for the automotive service center and two wall mounted signs (one directional and one designating the location of the drive-thru) for the pharmacy where the code states each store, office or place of business shall be permitted no more than one (1) flat sign.

APPROVED (7-0)

2. **Case Number:** B15021
 Owner: GDC Broward RB, LLC
 Agent: Nectaria M. Chakas, Esq./Lochrie & Chakas, P.A.
 Legal: RIVERBEND MARKETPLACE 181-111 B TRACT A
 Zoning: B-1 (Boulevard Business)
 Address: 2500 West Broward Blvd.
 Commission District: 3
 Appealing: **Section 47-22.3.P. (Shopping center or strip store signs.)**
 Requesting a variance to allow the anchor tenant (Walmart) to occupy more space than other tenants on the two (2) permitted detached free standing shopping center signs where the code states such signs may bear the name of the shopping center or a directory of occupants, or a combination of the shopping center name and a director of occupants and no occupant may occupy more space on the sign than any other occupant.

APPROVED (7-0)

3. **Case Number:** B15020
 Owner: Holiday Park Plaza, LTD
 Agent: Security Vault Works, Inc.
 Legal: PROGRESSO 2-18 D LOTS 5,6 & N 35 OF LOT 7 & N 35 OF LOT 18
 LESS W 5 THERE OF & ALSO LOTS 19 & 20,LESS THE W 5
 THEREOF ALL IN BLK 171

 Zoning: CB (Community Business District)
 Address: 1026 NE Sunrise Boulevard
 Commission District: 2
 Appealing: **Section 47.1.15. (Uses within enclosed building.)**
 Requesting a variance to install a stand-alone automated teller machine
 (ATM) where the code states except as provided in the Unified Land
 Development Regulations (ULDR), all permitted uses, including sales,
 display, preparation and storage shall be conducted entirely within a
 completely enclosed building.

DEFERRED FOR 30 DAYS (7-0)

4. **Case Number:** B15022
 Owner: Q FORT LAUDERDALE, LLC
 Agent: Nick Lingle, Spring Engineering, Inc.
 Legal: 35-49-42 THAT PT OF SW1/4 DESC AS COMM AT INTERSEC OF
 W/R/W/L OF FEC RR &ELY EXT OF N R/W/L OF NE 13 ST, W
 170.45,N 272.62 TO PT OF CURVE,NLY ARC DIST 70.51 TO POB,
 WLY 50,NLY ARC DIST 104.08, WLY 125,NLY ARC DIST 371.42, ELY
 300,SLY ALG W R/W/L OF FEC 526.75,WLY 125 TO POB

 Zoning: B-3 (Heavy Commercial/Light Industrial Business)
 Address: 1001 NE 13th Street and 1400 Progresso Drive
 Commission District: 2
 Appealing: **Section 47-19.9.2 (Outdoor storage of goods and materials)**
 Requesting a variance to permit the outdoor storage of automotive
 inventory on the existing surface where the code states all outdoor
 storage areas shall be required to meet the paving and drainage
 requirements for parking lots as provided in Section 47-20, Parking and
 Loading and where all outdoor storage areas shall have an adequately
 drained asphaltic concrete surface.

APPROVED (7-0) WITH THE FOLLOWING CONDITIONS:

- (1) **THAT THE VARIANCE BE LIMITED TO A TIME PERIOD OF 18 MONTHS;
AND**
(2) **THAT THE PARKING BE RESTRICTED TO ONLY ON THE ASPHALT
AREA, AS EXHIBITED IN THE SITE PLAN**

Section 47-19-5 (Fences, walls and hedges.)

Requesting a variance to permit the installation of a six and one-half (6½) foot high wood fence along the south and west property lines as indicated on the submitted site plan where the code states outdoor storage of goods and materials must be completely screened from abutting residential property and all public rights-of-way by a wall constructed in accordance with the requirements of Section 47-19.5, Fences, Walls and Hedges at a minimum height of six and one-half (6½) feet in height and a maximum of ten (10) feet in height.

**APPROVED (7-0) WITH THE CONDITION THAT THE VARIANCE BE
LIMITED TO A TIME PERIOD OF 18 MONTHS**

- V. **COMMUNICATION TO THE CITY COMMISSION**
VI. **FOR THE GOOD OF THE City of Fort Lauderdale**

Special Notes:

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination